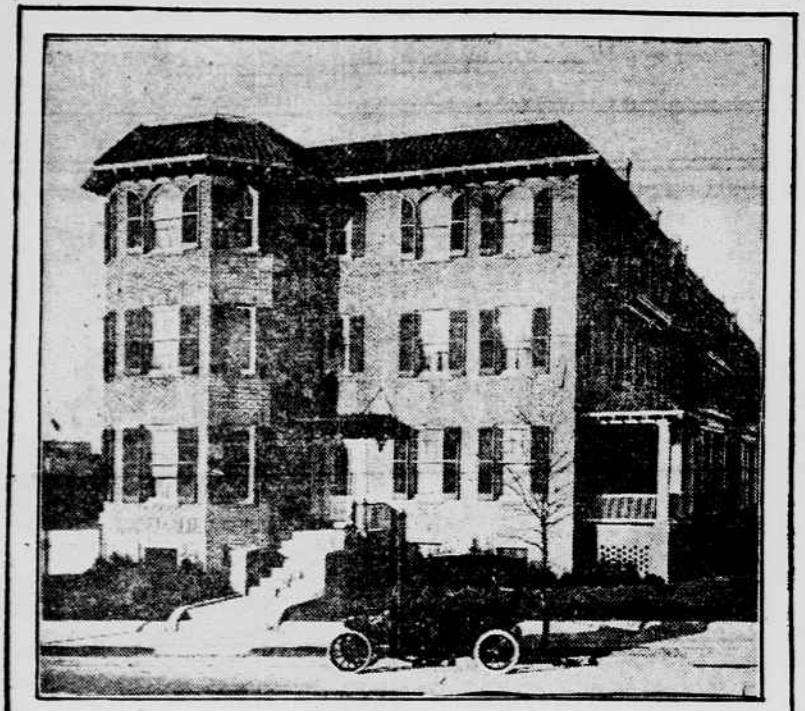


RESIDENCE PURCHASED BY MRS. MARY C. WHELAN



The residence at the southwest corner of Hobart and Mount Pleasant streets northwest has been sold by Walter H. Klopfer to Mrs. Mary C. Whelan. The transaction was negotiated by N. L. Sansbury Company, and the consideration is reported to have been about \$17,500.

The house contains ten rooms. It was erected about a year ago by Lewis E. Breuninger, being a part of the extensive Rock Creek Vista development.

SHOULD EXERCISE CAUTION IN SELECTING HOME SITE

When you have the choice of several home sites in the same locality don't decide between them by tossing up a cent, or take the opinion of a second cousin, says John R. McMahon in the New York Sun.

Also don't fall for too obvious "improvements," which the enterprising city has made you think essential. Some improvements you won't want after you get hardened up; others you can put in yourself and forever laugh at your neighbors who depend on gas companies, water companies and lighting companies. A little judgment and a modest first cost will give any homeowner an absolutely independent system of improvements.

After a century of large scale co-operative development our inventors are restoring to us grandfather's independence plus comfort the old gentleman never dreamed of.

As suggested in choosing a general locality, so in picking out a site it is a good plan to make a list of your particular needs in due order and compare sites with your requirements. Let us not be dazzled with showy advantages or repelled by a few healthy hardships. Five minutes' longer walk to the station may help one's circulation and also make it easier for the kiddies to attend school. If there seems to be a shortage of neighbors, don't worry, neighbors will come and meanwhile we may learn to enjoy real solitude.

**Don't Grab a Site.**

Don't grab a site because it has its part in the middle, and turn down a better site that is frowny with underbrush, rocks and trees. After a clean-up the frowny place may become a marvel of beauty. Rocks and trees are useful as well as ornamental. Where you think essential, some improvements you won't want after you get hardened up; others you can put in yourself and forever laugh at your neighbors who depend on gas companies, water companies and lighting companies. A little judgment and a modest first cost will give any homeowner an absolutely independent system of improvements.

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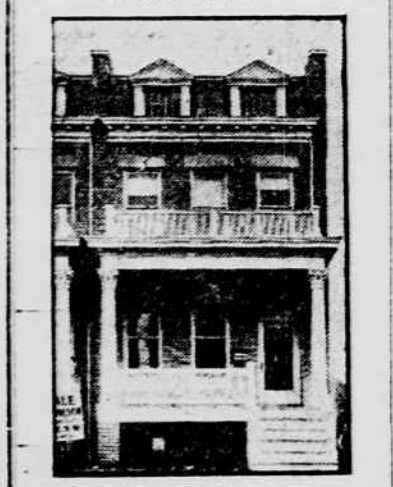
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**House Should Set Back.**

A house should be set back well from street or road to avoid noise and dust. It should not be too close to a neighbor's line in view of future buildings which may shut off the scenery or otherwise affect the site. Also it is safer to keep off the boundary on the chance that the line should be found inaccurate. Houses have been moved bodily because they were found to encroach a few inches on a neighbor's property. A good margin of safety is desirable.

Natural drainage and grading are important items to be settled in advance. A site otherwise very eligible may require costly drainage and grading. It is well to consult some one who knows.

Exceptional Value. First Time Offered 3526 to 3530 10th Street N.W. 2 SOLD, 1 LEFT.



THESE BEAUTIFUL HOMES ARE IN THE CHOICEST LOCATION IN N.W. SIX LARGE ROOMS AND EXTRA LARGE ATTIC. HARDWOOD THROUGHOUT. DOUBLE OAK FLOORS. SINK, TUB, TILE BATH. LARGE CLOSET. OAK MANTLES. EXTRA LARGE CHINA CLOSET IN DINING ROOM. HARDWOOD FLOOR. CONCRETE CELLAR. WALK-OUT TO GARDEN. CONCRETE DRIVE. GAS RANGES. DOUBLE PORCHES. CONVENIENT TO G.A. AVE. CARS, 110 ST. AND 140 ST. TAKE 110 ST. CAR RIDE TO END OF LINE AND WALK 50 FT. EAST TO 3526 ST. DET. MONROE AND 6TH ST. PRICE, \$4,500. EASY CASH. BALANCE MONTHLY. BUILT, OWNED AND FOR SALE BY THOMAS A. JAMESON, Builder and Owner.

MAY BUILD APARTMENT

William J. Kehoe Buys Site for Seven-Story Structure.

A seven-story apartment costing in the neighborhood of \$500,000 is to be erected on the property which William J. Kehoe recently has purchased on the east side of New Hampshire avenue between U and V streets northwest. A deed transferring the ownership of the property, which includes five lots having a total frontage of 125 feet and a depth of 140 feet, was placed on record several days ago. The price paid for the property was \$23,000.

The property adjoins the south side of the Northumberland apartment, which is owned by Mr. Kehoe. Mr. Kehoe contemplates erecting upon it a structure similar in appearance to the Northumberland. Plans for the building have been prepared by George N. Ray, architect.

Although the plans have been completed, Mr. Kehoe does not contemplate beginning the erection of the building for some time yet, it is stated.

HOME FOR CHAS. R. DEAN

To Be Built at 23d Street and Tracey Place North-West.

Plans are being prepared by George Oakley Totten, architect, for a residence of the colonial type to be erected at 23d and Tracey place northwest for Charles Ray Dean. It is to occupy a lot having a frontage of 100 feet and a depth of 90 feet.

The house is to be of the two story and attic type and will contain thirteen rooms and three baths. It will measure about 52 by 42 feet and will be built of dark red brick of rough texture, with limestone trimming. The roof will be of slate. The house probably will cost in the neighborhood of \$12,000.

WALTER TO REMODEL EXCHANGE BUILDING

General Arrangement of H Street Property to Be Changed.

Plans are being prepared by Clarke Waggoner, architect, for remodeling the building on the north side of H street between 13th and 14th streets northwest, formerly known as the Builders' Exchange building. It is owned by Frank Walter.

The property has a frontage on H street of 91 feet and a depth of 140 feet. At present there are four stories on the ground floor, and the second floor is devoted to one large room originally used for exhibition purposes and several smaller rooms.

It is proposed to reconstruct the lower floor so as to provide six stores having a frontage of 13 1/2 feet each and 70 feet deep. The rear portion of the floor, measuring 70 by 91 feet, will probably be utilized for storage purposes.

It is understood the second floor of the building is to be utilized for bowling alleys.

PLANNING BIG APARTMENT.

Six-Story Structure Being Designed by Hunter & Bell.

Hunter & Bell, architects, are preparing plans for a six-story apartment to be erected at Euclid street and Champlain avenue northwest by John L. Warren. It is to measure 72 by 120 feet, and contain thirty-five suites of rooms. The building will be of fire-proof construction throughout.

**AT WORK ON PLANS.**

Waddy B. Wood Designing Residence for Henry P. Fairbanks.

Waddy B. Wood, architect, is preparing plans for a residence to be erected by Henry P. Fairbanks on property which he recently acquired on S street between 22d and 23d streets northwest. It is to be built on a fifty-foot lot, which extends through from S street to Decatur place. The house will be about sixty feet deep, and the remainder of the lot will be devoted to a garden.

MOVIE THEATER SOLD.

Property at 1431-35 U Street N. W. Acquired by Sidney W. Flagg.

A deed has been placed on record transferring the ownership of a motion picture theater at 1431-35 U street northwest to Sidney W. Flagg. The property has a frontage of 51 feet. It was transferred subject to trusts amounting to \$22,750. The deed carried \$7.50 worth of war tax stamps, indicating a total consideration of about \$30,250.

BOUGHT BY JOSEPH BERBERICH

Residence at 18th and Kenyon Streets Sold by George C. Stewart.

The residence at the northwest corner of 18th and Kenyon streets northwest, belonging to George C. Stewart, has been purchased by Joseph Berberich for a consideration reported to have been in the neighborhood of \$15,000. The sale was negotiated by Stone & Fairfax, real estate brokers. The house contains fourteen rooms, and there is a garage in the rear.

Awarded "First Mention."

Lancelot W. Suckert, son of Mrs. Alister Cochran of this city, was awarded "first mention" in a competition recently held among students of the architectural school, University of Pennsylvania, for the design of a monumental doorway. The coveted "first mention" and special commendation of the jury was awarded Mr. Suckert because of the proportions of his design, the handling of the Spanish renaissance style, in which it is conceived, and for the technique shown in the draftsman's work. Suckert, after several years of practical experience in San Francisco and New York offices, is now a first-year man at the University of Pennsylvania.

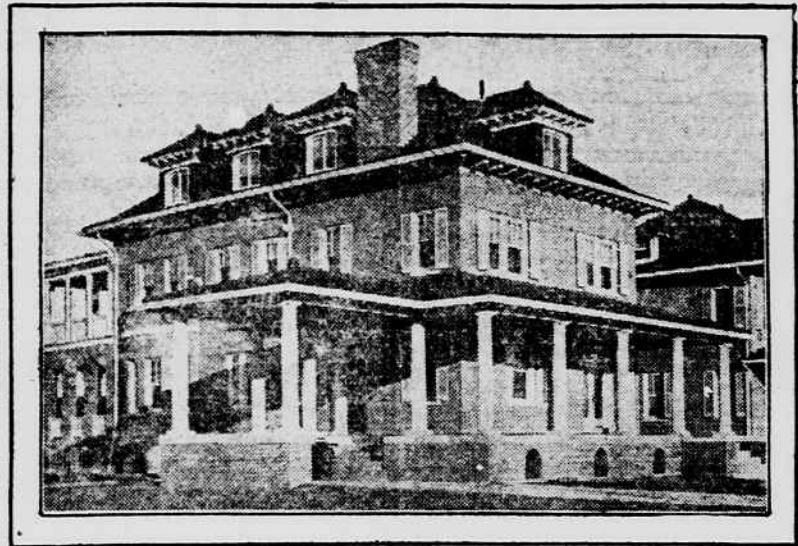
To Build Apartment.

Plans for an apartment to be erected by Peter Persinger at 1st and Randolph streets northeast are being prepared by B. Stanley Simmons, architect. The building is to be four stories in height, and there are to be four suites of rooms on each floor.

Seven Dwellings Planned.

Kennedy Bros., Inc., have obtained a permit to erect seven two-story dwellings at 626-28 Quebec street northwest from plans prepared by A. H. Sonnenmann, architect. The undertaking will involve about \$25,350.

16TH STREET HOME BOUGHT BY H. V. LANSDALE



Lewis E. Breuninger, builder, has sold to H. V. Lansdale the residence which he recently erected for his own use at 5500 16th street. The consideration is reported to have been \$32,500. N. L. Sansbury Company negotiated the sale.

The house, which is of the Italian type of architecture, occupies a large lot at the northwest corner of 16th and Kennedy streets. It is of rough texture brick construction and contains fifteen rooms and four baths. The roof is of red tile. The house was designed by A. R. Clarke, architect.

There is a porte cochere at the front. A feature of the first floor arrangement is an arched porch adjoining the dining room, which is utilized as a breakfast room. On the second floor, at the west side of the house, overlooking Rock Creek Park, are two sleeping porches, measuring fourteen by sixteen feet each. They are arranged so that they may be inclosed with ash when desired. The house is one of the most elaborate of the many attractive homes which have been built during the last two or three years in the section known as Sixteenth Street Highlands.

DECLARES ARCHITECTS ARE MORE OPTIMISTIC

Publication Believes Building Conditions Indicate Revival of Prosperity.

"To one who carefully reads the reports of building conditions in all parts of the country the one thing which will probably be impressive above all others is the almost universal spirit of optimism that exists among architects," says the American Constructor. It continues:

"What is the actual value to be placed upon that optimism? Is the architect professionally one who looks upon the bright side of things, or is he in a position to perceive and appreciate conditions of betterment than are yet hidden from the general business eye? If the latter, then the architects of the country sound a most cheering and significant note of reviving business activity.

"The architect is and should be an

optimist, just as everybody should be to the limit consistent with sound judgment. The architect breathes the true spirit of the times in giving voice to his hopes and expectations. And it is moreover true that he is in a position to behold underlying conditions not yet generally apparent.

Much Work Held Up.

"Another significant fact is the large amount of construction work that has been planned and held up on account of adverse financial conditions. This deferred work has increased from week to week and now has attained a notable volume. The mere return of money to its normal market status would in itself give a tremendous impetus to the building line without the addition of new business.

"Some localities report the money markets practically back to normal conditions; others indicate only progress in that direction. All, however, show marked improvement as compared with a month or two ago.

"The banker three months ago had no quarrel with legitimate building operations. They were all right in their way, but they had no preference. There were other demands made upon his consideration to which he gave first place. But the big financial people have had an opportunity to study the effects of a moderate subsidence in construction work. It pinched in many unexpected places. Because of this modest subsidence in building operations construction work no doubt now occupies a position of higher necessity

BIG BARGAINS ONLY THREE LEFT

New Block of Homes 11th and Eye Sts. N.E.

Six and eight rooms, tile bath, hot-water heat, electric lights, laundry tubs, servants' toilet, double porches.

Open, Lighted and Heated Until 9 P.M.



Inspect these houses at once and be convinced that we are offering the best values ever offered in the city. Only one square from H st. cars, schools, market, stores and churches.

**\$300 Cash Balance Monthly**

**H.R. Howenstein Co.** 1314 F ST. N.W. or 7th and H STS. N.E.

Saul's Addition

To the City of Washington

"Not a Suburb, But a Part of the City Itself"

Washington's Pre-eminent Detached Home Section

Before You Buy—Inspect This Superb Home

**1312 Emerson St. N.W.**

10 Rooms and 2 Baths

Reasonable Price. Accommodating Terms.

Attractive Building Lots

Branch Office, 14th and Decatur Sts. N.W.

**N. L. SANSBURY CO.**

Exclusive Agents. 721 13th St. N.W.

In the eyes of the financier than it has done heretofore. The making of a community is wrapped up in its structure. It can progress only as its buildings progress, and the welfare of the latter, therefore, rises to supreme importance.

ADVERTISE WITH LIGHT

Value of Exterior Illumination Receiving Recognition, Says Publication.

Light as an advertising medium is rapidly receiving its proper recognition. Every one knows that there is a psychological effect produced by lights, tending to draw every animate object to their vicinity. Crowds follow the brightest streets and with the crowd comes increased business, says Building Management.

As the exterior of the building is visible from a greater distance than the interior—and the interior in these modern times is usually well lighted—it is only logical that the building front should be illuminated in a manner to attract attention.

There are two general methods of applying the light; first, the illumination of the building by projection, with no lamps visible; and second, the use of lamps and diffusing equipment suspended from the building itself. Either of these systems is well adapted to the new high candlepower Mazda lamp for this gives a large volume of light in an efficient manner. A large quantity of light is required, for there is a high intensity of street lighting prevalent in the business sections of the larger cities, and the buildings must be brighter than the surroundings to make them stand out.

Dartmouth Changes Hands.

Ownership of the Dartmouth apartment, at 265 N street northwest, has been transferred from Barbara Manion to Charles A. M. Wells. It is a three-story building having a frontage of twenty feet. The lot is 115 feet deep. The transfer was made subject to a trust of \$11,000.

Novel Valuation Protest.

A novel means of protesting against valuation placed on property by city experts recently has made its appearance in Brooklyn, N. Y. A sign placed on a large tract of unimproved property reads:

"These 1,150 lots for sale. Price, 15% less than city's assessed valuation."

BUYS CHEVY CHASE HOME.

Capt. Henry R. Lemly, U. S. A., Pays \$10,500 for Residence.

Capt. Henry R. Lemly, U. S. A., retired, by purchase of through Thomas J. Fisher & Co., a ten-room residence at the northeast corner of 38th and Jennifer streets, Chevy Chase Heights, belonging to E. W. Shaffer. The property figured in the transaction at a value of about \$10,500, two lots in Massachusetts Avenue Heights having been given as part payment.

The house is of the pebble-dashed type and occupies a lot 75 by 90 feet. There is a garage in the rear of the property.

COCKRAN HOME SOLD.

Residence at 16th and O Streets Traded for New York Apartment.

Word has been received from New York that W. Bourke Cockran has sold his residence at the corner of 16th and O streets in this city, which he purchased when a representative in Congress a number of years ago.

It is reported the residence, which was valued at \$110,000, was given as part payment for a six-story apartment at the corner of 161st street and Fort Washington avenue, New York city, belonging to Irving Judis. The apartment figured in the transaction at a valuation of \$300,000.

An Opportunity "Par Excellence"

UNDOUBTEDLY the best built and most beautiful NEW HOUSES ever sold at such a remarkably low price. You cannot afford to buy before seeing them. They are ideal in every respect. SIX large, bright rooms and completely equipped tiled bathrooms.

20 Feet Front Hot-water Heat

Electricity and gas; hardwood trim; light and airy cellar; three large porches; laundry; pantry with window and an abundance of closets. The homes are splendidly planned and decorated with rare good taste and judgment. Have every advanced feature that adds beauty and comfort to the home.

3626 New Hampshire Ave. N.W. Price, \$4,500

An Easy Home-Owning Plan Lighted Evenings.

**N. L. SANSBURY CO.** Exclusive Agents, 721 13th St. N.W.

Homes of Beauty Plus Comfort **ROCK CREEK VISTA** Homes of Beauty Plus Comfort

"Home Spot of Beautiful Washington"

Attractive Homes Superb Location

They represent the highest achievement in modern home construction. Every feature that adds beauty, comfort, luxury and convenience has been included. They are artistically designed, well planned, superbly finished and constructed of the best materials by competent mechanics, under direct supervision of the owner and builder.

A section of ever-increasing attractiveness, overlooking beautiful Rock Creek Park. No other locality enjoys a better prospect for future enhancement in values. The costly character of surrounding improvements establishes its future for all times.

Columbia Road and Sixteenth Street

9 Rooms and 2 Baths 8 Rooms and Bath

Prices, \$7,250 Up Terms That Will Attract

Furnished Sample House—Open—Lighted Evenings

Lewis E. Breuninger, Owner and Builder

**N. L. SANSBURY CO.** Exclusive Agents Autos at Your Service. 721 13th Street N.W.

Kennedy Homes

When you buy it should be a Kennedy Home

E Street, between 6th and 7th N.E.

6 rooms, bath and attic

Price... \$5,250

Quebec St., between Warder and Park Place N.W.

and

Warder St., between Quebec and Princeton Sts.

6 rooms, with or without attic

8 rooms on two floors, 23 feet wide

Prices, \$4,750 and up

Easy terms on all. Sample houses open daily

**Kennedy Bros., Inc.,** Owners and Builders, 1334 H St. N.W.